

VILLAGE OF TIJERAS
REQUEST FOR PROPOSALS

FOR PREPARATION OF COMPREHENSIVE MASTER PLAN

A. GENERAL

The Village of Tijeras is requesting proposals from qualified vendors for consulting/professional services to prepare the Village of Tijeras Comprehensive Master Plan as further specified in this document. The Village of Tijeras recognizes the significant undertaking that developing a plan of this nature entails and is seeking a contract with a team of innovative consultants.

B. SCOPE OF SERVICES REQUIRED

The intent of the Village is to award a contract to a qualified and knowledgeable team for the purpose of engaging the community, staff, and key stakeholder groups to update the Comprehensive Master plan for the Village of Tijeras. The last iteration of this plan was drafted in 2001 and is attached as Exhibit A.

Upon selecting a qualified vendor, the Village intends on applying for the Local Government Planning Fund Grant provided through New Mexico Finance Authority, which may impact the timeline of the notice to proceed. The total budget for this project is \$50,000 inclusive of materials and services.

The Comprehensive Master Plan should take into consideration other recent studies and planning documents that have been prepared either by the Village or community partners, as well as projects that the Village has already received funding for. A list of these documents and projects is attached as Exhibit B.

The Village highly values public participation and sees the outreach and engagement component of this project as equally important as the technical aspects. The Village envisions this project as an opportunity to engage the community in an open, public dialogue and process that will help define the future and vision of the Village of Tijeras, while considering existing information, demographic trends, community needs, and constraints.

The vendor will work under the advisory guidance of the Village Clerk and Deputy Clerk and serve as the day-to-day liaisons to the other stakeholder groups.

C. CONTENT AND FORMAT OF PROPOSALS

Part 1: Cover Letter

A one-page cover letter that expresses the interest of the vendor, identifies the primary point of contact for the proposal, and is signed by a person who has contract signature authority with the firm such as a principal, partner, senior manager, etc.

Part 2: Qualifications and Project Team

This section should include an organizational chart, demonstrating the roles and responsibilities of each team member. Please provide a description of each team member's qualifications related to the project, as well as the vendor's relevant knowledge, experience and familiarity with the development of comprehensive master plans. Lastly, please expand the team's ability to provide technical services related to economic analysis, landscape architecture, and municipal planning and design.

Part 3: Relevant Project Experience

Please identify at least three (3) other projects of a comparable size and scope and include the name of the project and client, description of the project and the scope of services provided by the vendor, and a reference for the vendor's work on project.

Part 4: Process and Methodology

The vendor should illustrate how they would orchestrate the process of developing a comprehensive master plan. Please address the vendor's philosophy and approach to working with a wide variety of stakeholder groups, the vendor's experience and familiarity with regional and national trends and challenges that municipalities like Tijeras should be preparing for, and how the vendor will promote and market public participation in the project. Please include discussion on each of the plan's elements and/or any other relevant chapters that the vendor deems important, including:

- Economic Development
- Land Use
- Cultural and Historical Resources
- Open Space and Recreation
- Community Services and Facilities
- Sustainability, Natural Resources, and Water
- Capital Improvements
- Character and Community Image
- Growth Management
- Infrastructure
- Walkability and Placemaking
- Facility Maintenance and Renovations

Part 5: Final Plan Development and Graphic Design

The vendor should demonstrate how they will approach the development of a modern plan that is accessible to a wide range of users. The final plan should have an innovative layout and format and utilize quality illustrations and graphics. The vendor should anticipate developing and transferring the final plan into a web-based version that is user friendly and accessible on a variety of media devices.

Part 6: Workload Capacity

Upon execution of the contract and the issuance of a notice to proceed, the vendor will have six (6) months to complete the project in its entire scope. The vendor's ability and commitment to perform the work in the available timeframe is essential. Provide a list of the proposed project team's current workload capacity and commitments, in addition to the team's anticipated capacity through the project duration. Provide an estimate of the percentage of time each team member will commit to this project.

Part 7: Rates and Cost

Provide a current rate sheet along with the proposed cost for this project broken down into the sub-projects and key areas of work needed, including expenses (printing, travel, etc.) to complete the scope of work. All foreseeable rates/costs including any escalation terms should be included; unidentified rate changes or increased costs will be the responsibility of the vendor.

D. SUBMITTAL OF PROPOSALS

Six (6) copies of the proposal must be delivered to the Village Clerk, Village of Tijeras, 12 Camino Municipal, Tijeras, New Mexico, or mailed to P.O. Box 9, Tijeras, New Mexico 87059, no later than 10:00am on Wednesday, December 15, 2021. Sealed proposal envelopes shall be clearly marked "PROPOSAL FOR PREPARATION OF COMPREHENSIVE MASTER PLAN" on the outside of the envelope, lower left-hand corner. Failure to comply with this requirement shall result in rejection of the proposal.

E. RANKING CRITERIA

Proposals received will be ranked on the following criteria, with relative point values as listed below:

1. Overall Understanding and Completeness of Proposal (20 points)
2. Project Team (10 Points)
3. Relevant Project Experience (10 Points)
4. Workload Capacity (10 points)
5. Budget (15 points)
6. Timeline (15 points)
7. Project Approach (20 points)

F. SELECTION COMMITTEE

Ranking of proposals will be accomplished by a selection committee and the results and recommendation will be presented to the Village of Tijeras Governing Body at a regular meeting.

G. NEGOTIATION AND AWARD OF CONTRACT

It is the intent of the Village of Tijeras to enter into contract with the vendor whose proposal receives the highest score from the selection committee. If a satisfactory contract cannot be

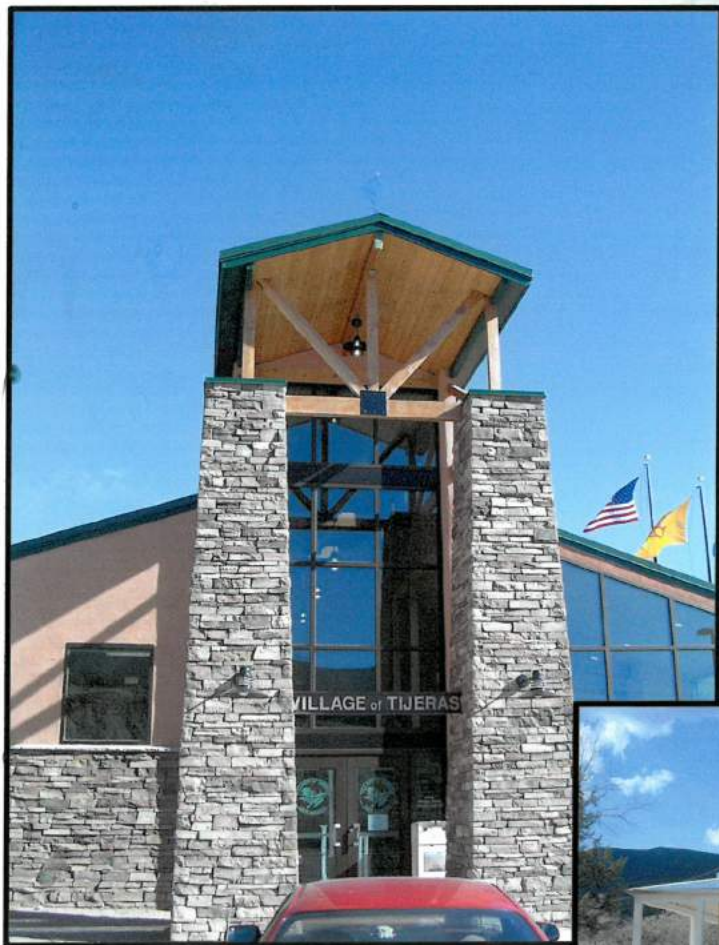
negotiated with that vendor, the Village of Tijeras may, at its option, attempt to negotiate with other vendors, in descending order of ranking, or declare this Request for Proposals terminated; and initiate a new Request for Proposals. The contents of any proposals shall not be disclosed to competing offerors during the negotiation process.

H. NOTICE OF RANKNESS

Upon negotiation and execution of a contract for professional services to prepare the Village's Comprehensive Master Plan, or upon terminating this Request for Proposals, the results of the ranking and the disposition of this Request for Proposals will be available to all parties submitting a proposal.



With Pride
in Our
Past...



and

...Faith in Our
Future



RESOLUTION NO. 143

**A RESOLUTION ADOPTING THE VILLAGE OF TIJERAS
COMPREHENSIVE MASTER PLAN**

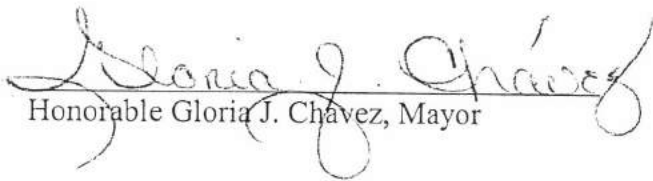
WHEREAS:

1. The Village of Tijeras Governing Body wishes to preserve the Village's rural character, natural beauty and existing resources, while encouraging planned development that serves the Village residents and businesses and enables economic growth; and
2. Has caused the preparation of the attached Village of Tijeras Comprehensive Plan for this purpose.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Village of Tijeras hereby adopts, pursuant to State Statute, the attached Village of Tijeras Comprehensive Master Plan.

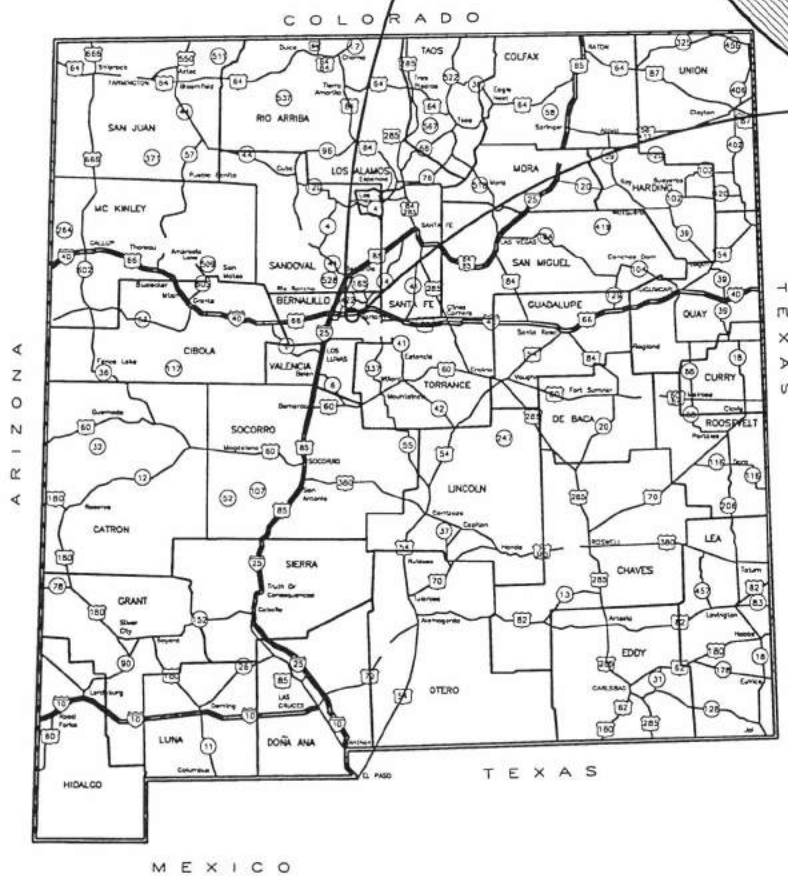
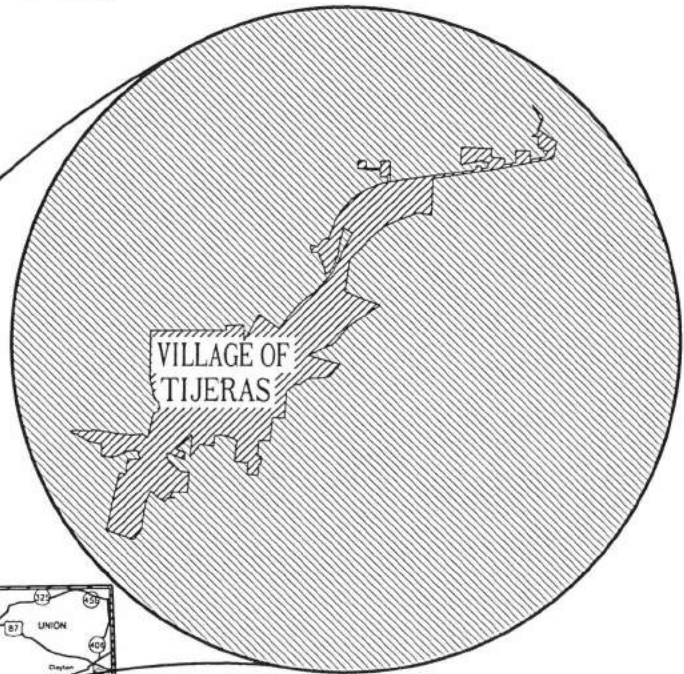
PASSED, APPROVED AND ADOPTED this 19th day of February 2001.

ATTEST:


Honorable Gloria J. Chavez, Mayor


Estefanie B. Muller, Village Clerk/Treasurer

VILLAGE of TIJERAS COMPREHENSIVE PLAN



LOCATION MAP

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ACKNOWLEDGEMENTS

Acknowledgements are given to the following persons
Who contributed to the review, development, and
Public presentation of this Comprehensive Master
Plan for the Village of Tijeras:

Village of Tijeras Mayor and Council

Gloria J. Chavez	Mayor
Don Johnson	Councilor
Maxine Wilson	Councilor
Gilbert Gutierrez	Councilor
George Nunez, Sr.	Councilor
Ernestina Gonzales-King	Councilor

Village of Tijeras Planning & Zoning

Michael Spinn	Chairman
Irene Aragon	Commissioner
Robert Brooks	Commissioner
Jim Emsing	Commissioner
Vera Sandoval-Jaramillo	Commissioner

Village of Tijeras Staff

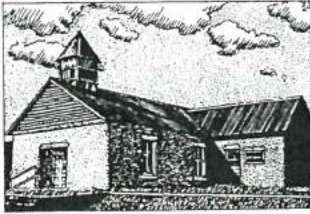
Estefanie B. Muller, Village Clerk/Treasurer
Sylvia Walter, Deputy Clerk
Dora Garcia, Bookkeeper
Maria Romero, Secretary/Receptionist

Village of Tijeras Consultant

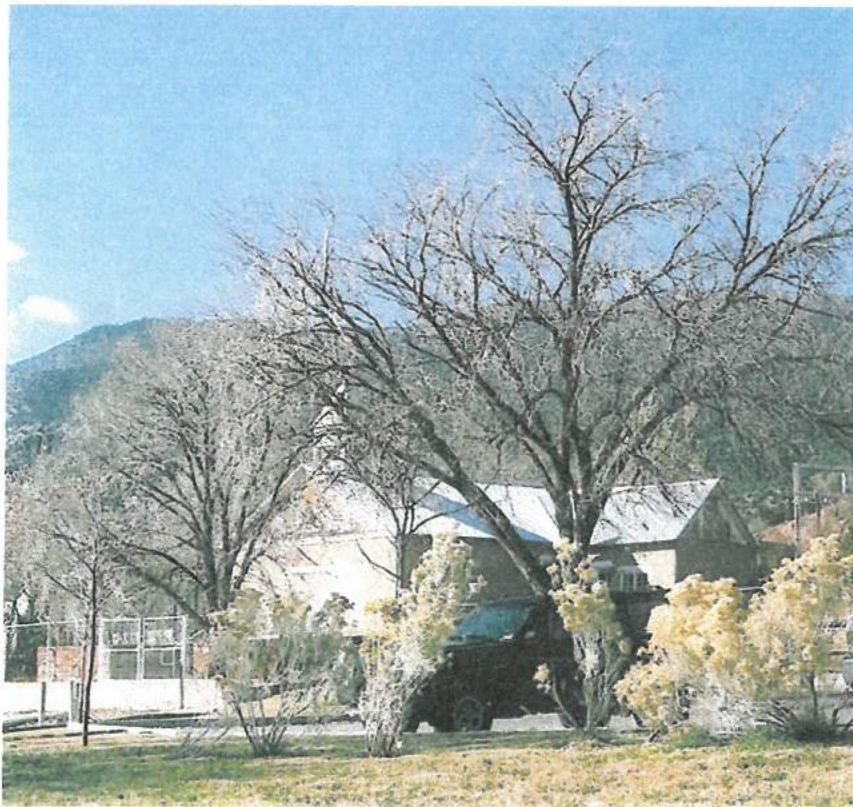
Molzen-Corbin and Associates

Village of Tijeras Counsel

Charles J. Crider



Plan Narrative



Santo Nino Church



VISION STATEMENT

The Village will preserve its rural mountain character, the natural beauty and existing resources, while encouraging development that serves residents and businesses and enables economic growth.

COMMUNITY PROFILE

Soils

Tijeras is located at a junction of two canyons: Tijeras canyon, which runs east-west and divides the Sandia Mountains from the Manzano Mountains, and Cedro Canyon, which runs north-south through the Manzano Mountains, terminating at Tijeras Canyon. The soils on the 0% to 3% slopes of the canyon floor are of the Manzano series, formed from mainly limestone and sandstone. Surrounding the canyon are the lower slopes of the Manzano Mountains and Sandia Mountains, ranging in grade from 15% to 80%. The slopes are mainly the Carlito series consisting of deep, well-drained soils weathered from shale on the sides of the mountains. Permeability of this soil is slow, runoff is rapid and the possibility for soil erosion is high. In the southeast corner of the junction between the canyons is an area of La Fonda soil series, derived from limestone and sandstone. (*Soil survey of Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico*).

Native Plant Community

Trees on the steep slopes are primarily Pinon Pine and Oneseed Juniper, Cottonwood and Willow grow along the watercourses. Oak, Mountain Mahogany, Big Sage, Chamisa, Sumac, Apache Plume and Fourwing Saltbush are the primary shrubs. Among the grasses, Sideoats Grama and Blue Grama are dominant, but Western Wheatgrass, Black Grama, Galleta, Bottlebrush Squirreltail, Needle and Thread, and Sacaton also exist. Mostly grasses grow on the 0% to 3% slopes of the canyon floor. Blue Grama, Western Wheatgrass, Galleta, and Black Grama are dominant, less abundant are Black Grama, Three-awn, Ring Muhly, Sand Dropseed, Side Oats Grama, Indian Ricegrass, Needle and Thread, and Bottlebrush Squirreltail. (*Soil survey of Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico*.)

History

From archeological evidence, use of Tijeras Canyon dates back 8,000 to 9,000 years ago, with permanent occupation occurring between 1000 and 1100 AD until around 1450. Apaches camped in the canyon on their way to raid the Rio Grande Pueblos. In 1763 a Spanish settlement was laid out in the traditional Spanish defensive plan with the house lots clustered around a central plaza. Apache harassment forced the abandonment of this settlement, and in 1771 Governor Pedro Fermin de Medineta annulled the original grant and ordered the structures to be destroyed. It was 45 years before a new attempt was made to settle in the area. The boundaries of the grant described as "from the entrance of the Canon de San Miguel de Carnue to La Tijera, the width of the canyon from west to east." This is the first official use of La Tijera as a place name. Two settlements were made because of the number of applicants, one on the original site of San Miguel de Carnue and one at the present Village of San Antonio. It is not known when the

Village of Tijeras became a separate community, but in 1846 it appears on the first map of the area by the name Tegera. After the U.S. occupation of New Mexico in 1846, Tijeras Canyon was sometimes used by "49ers" on the way to California. During the civil war both the Union and Confederate armies used the canyon. (*Baxter, John, State Records Center and Archives, 1977*) Despite the length of time the canyon and the Village have been occupied, the Village was not incorporated until 1973.

Historic Properties

The Santo Nino Church was constructed around 1912 as a Roman Catholic chapel. It is registered on both the State Register of Cultural Properties (1977), and the National Register of Historic Places. In the early 1900s, the Roman Catholic Church acquired the property on which the Santo Nino church now stands. (*Chris Wilson, Historic Resources Reconnaissance Survey of the Manzano and Sandia Mountain Villages.*) The Village of Tijeras now owns it. The outside of the building has undergone a renovation and continued renovations are anticipated. These renovations are being conducted with regulatory oversight from the State Historic Preservation Office.

Within the Village limits are approximately 10 pre-1945 buildings, the buildings have the potential of being historically significant if they meet the criteria for registration of cultural properties.

Demographics

This Draft will be updated with 2000 census data when it is available. Meanwhile, the 1990 census report is referenced. The 1990 census reports total population of Tijeras to be 340 with an average of 2.76 persons per household. Those under 18 years of age are approximately 30 percent of the population; those over 65 are approximately 6 percent of the population. Hispanics count for 54 percent of the total population. 76 percent of the houses in Tijeras are owner occupied, there are no group quarters in Tijeras. Of the 145 housing units, 123 have individual water wells and 124 have septic or cesspools. Of 108 occupied housing units, 30 are heated by utility gas, 54 are heated by bottled, tank or LP gas, and 24 are heated by wood.

Of the persons in the labor force, 76% drive to work in a single occupancy vehicle for a mean travel time of 26.4 minutes.

The Rio Grande Portland Cement Company

The Rio Grande Portland Cement Corporation (RGPC) is the largest industrial facility and one of the largest employers in the East Mountain area of Bernalillo County. Located just outside the Village limits, the plant and the cut in the mountain are the most visible features in the area from I-40.

RGPC engages in the manufacture of various Portland cement products. RGPC also operates an onsite limestone quarry in support of the production facility. Limestone is the primary raw

material that is used in the production of Portland cement. There are no plans for expanding the facility's operations.

The plant is regulated under several environmental programs including the Clean Air Act, the Clean Water Act, and the Mining and Reclamation Act. These regulatory programs ensure that there are no detrimental effects to the public's health or the environment from the RGPC facility.

Under Title V of the 1990 amendments to the Clean Air Act, RGPC is required to obtain an Operating Permit, which will place strict requirements on how the facility is operated and the quantity of air pollutants that it is allowed to emit. The production facility is equipped with over 70 dust collector type product recovery units that capture raw materials and finished products that would otherwise be emitted as particulate pollutants. The efficiency of these product recovery units is typically over 99%. The captured materials are recycled back into the process for re-use. The physical, programmatic, and regulatory controls that have been incorporated into RGPC's facility, ensures that the facility is in compliance with all air quality requirements and Ambient Air Quality Standards.

Recently, RGPC has been invited by the Albuquerque Environmental Health Department to participate in a pilot project known as the Pollution Prevention in Permitting Project or P4. The Albuquerque Environmental Health Department administers the local air quality regulatory program for Bernalillo County. The purpose of the project is to find regulatory mechanisms within the existing permitting process for providing incentives to a facility for reducing pollutant emissions. Once completed, results of the project will be used for other industrial facilities around the nation.

Under the Clean Water Act, RGPC has been required to obtain permits for the discharge surface water associated with industrial activities. Typically, most surface water is retained on site in a series of retention ponds designed specifically for this purpose. In recent years, RGPC has experienced only a single, short duration discharge every one to two years and only after chronic rain events that have occurred over the course of several weeks. Should a discharge occur, RGPC is required to meet stringent water quality standards established through the state and federal Clean Water Acts.

The State Mining Act is a relatively new regulatory act having been implemented in 1994. Under this act, RGPC has been required to obtain Mining and Reclamation Permits. RGPC was the first mining facility in the state to obtain these permits. These permits place strict requirements for how the limestone will be mined and how reclamation will be performed. Areas that have been disturbed through surface mining will be reclaimed for use as wildlife habitat. Reclamation of mined areas will most likely begin in the next 12 – 18 months through the establishment of Reclamation Test Plots. These test plots will be used to "fine tune" the concepts of the Reclamation Plan. Results of the test plot program will be applied to the remainder of the areas requiring reclamation.

EXISTING CONDITIONS

Transportation

Tijeras Canyon is a natural travel route lying between the Sandia Mountains and the Manzano Mountains. Highway 66 is an historic east-west route through the canyon. The highway right-of-way has been widened considerably over time, and now accommodates Interstate 40, a 4 to 6 lane highway that bisects the Village. Highway 66 now serves as a frontage road to Interstate 40, and has been designated as NM 333.

The traffic counts from 1994 traffic flow maps generated by the Middle Rio Grande Council of Governments show that the majority of traffic that goes through the Village is to residential areas north and south of the Village. Traffic exiting the Interstate to go north on NM 14 or south on NM 337 must go through the Village. NM 333 shows a doubling of traffic from the freeway exit to NM 14 going north toward Cedar Crest, Madrid and Santa Fe. This small stretch of road within the Village limits backs up severely during peak traffic hours. Commuters who live north of Interstate-40 and commute to work in Albuquerque generate most of this traffic. Going south, NM 337 goes to Cedro, Escabosa, Chilili, and Mountainair, but the traffic counts drop off before these communities, as most of the traffic is generated by those who work in Albuquerque and live in residential areas off of NM 337.

The Village does not anticipate new roadway alignments within the Village limits. Master planning for transportation will focus on improvements that will alleviate traffic backups caused by traffic generated from outside the Village, drainage improvements where needed and maintenance of existing roads. Because it is the wish of the Village to maintain the rural character of the roadways, improvements will be appropriate to a rural level of development.

Economic Development

Economic development is an important goal of the Village of Tijeras. Although the Village is small and close to the City of Albuquerque and its many services, the need to develop a tax base to pay for public service improvements has become evident. The public opinion survey indicated that major commercial activity is not desirable to most Village and East Mountain Area residents. Most residents seem to be happy to trade convenience and amenity for the unspoiled rural character and quiet lifestyle. However, development that will increase access to health services and provide items that meet day to day needs is desirable.

Economic development structured toward bringing in needed revenue while retaining and enhancing what Village residents hold dear will be an important goal and challenge to all involved in future planning for Tijeras. Retaining or creating enterprises such as a grocery store, a pharmacy or a local restaurant that provide day to day services for residents will foster a sense of community.

Exploring what natural and built features are unique to Tijeras will help to stimulate ideas for small enterprises that have the best opportunity to succeed. Two Federal Scenic Byways traverse Tijeras, Route 66, and the Turquoise Trail. The Village is located on the way to the ski area and

many mountain recreational areas. These features may be opportunities for enterprises that can provide small getaways with a quiet ambience for local day-trippers or a stopping place for cross-country travelers.

The impetus to develop economically is driven, in part, by the desire to be less dependent on State and Federal money. However, there is funding assistance specifically tailored to boost economic development. Some possibilities are listed below:

Small Business Administration: offers small business loans

Economic Development Administration: offer grants for sewer and water lines, especially for developing industrial sites and economic development planning,

HUD: provides CDBG funds for various low-income projects,

Farmers Home Administration: makes loans and offers rent subsidies for low-income housing, makes loans to small businesses and makes loans to governments for sewer, water and fire equipment.

Tijeras has very specific needs regarding economic development. It is close enough to Albuquerque so that it may not suffer from lack of jobs or a scarcity of goods and services. But to reach the goal of providing sewer, water, roads, to protect its environment, and provide an enhanced quality of life to its residents, a measure of economic development is desirable. The Village must discover what enterprises will provide successful economic development tailored to its needs.

Unincorporated Areas

The Village has extra-territorial power over land that is contiguous to and extends three miles from the Village limits. This power gives the Village the ability to promote compatible development in areas immediately outside Village boundaries. The Village may more readily annex areas that are compatible to the Village. The Village policy is to provide water and sewer service to all residents of the Village, proceeding in a planned manner as funds allow, from residents within the present Village limits to newly annexed territory. If new development in the extra-territorial zone has water and sewer service, and therefore providing it does not fall to the Village, annexation decisions may be easier.

The Village is interested in annexation of commercial areas that can provide a strong economic base. These annexation decisions will be made on a case by case basis, but guiding policy must be in place to facilitate decision-making. With the recent talk of a merger between the County of Bernalillo and the City of Albuquerque, many that live in the County are concerned that they may have less of a voice, pay more taxes and lose their rural way of life if they fall within the City of Albuquerque jurisdictional limits. Some residing within the extra-territorial limits of the Village have approached the Village to be annexed. Others are organizing to incorporate themselves. The Village can positively affect outcomes for the East Mountain area with its active participation in these matters. Communication with the County concerning development decisions is important. There is no Village extra-territorial zoning commission to oversee actions in the extra-territorial

zone. The Village may want to consider assembling an extra-territorial zoning commission with representation from the Village, the County and the extra-territorial zone.

Open Space

National Forest lands surround the Village. These lands are permanent open space of immeasurable value to the Village. They offer views of hills and forested mountains, permanent buffers and natural constraints to development. They are readily accessible to Village residents for recreation. To help preserve the rural character of Tijeras, the Village should consider annexation of territory between the existing Village boundary and surrounding National Forest boundaries.

The arroyos, due to their floodplain designation, are also large areas with the potential to be designated open space. They offer opportunities for recreational trails and linear parks and pedestrian links to forestland.

Groundwater

Water for the Village of Tijeras is provided exclusively from groundwater. The aquifers that supply this ground water are located within the Rio Grande Basin.

There have been a few documented instances of groundwater pollution within the Village, at an old gas station and at A. Montoya School. These are isolated instances. The Village is required to periodically sample and test the water supplied into the system.

Village residents historically obtained potable water from private wells drilled into the underground aquifers. To better serve the residents within the Village, a water master plan has been drafted. The master plan is designed and phased so that, when complete, all Village residents will be able to hook up to the system. The Village has currently constructed Phase I and II of the Water System Master Plan. The Village is currently working on Phase III of the water system to serve the remainder of the Village. Due to the cost of this final phase, it is divided into 4 sub phases. Presently, the Village has two wells and two storage tanks. It is anticipated that the wells and tanks will be able to supply the expansion of all of phase III. The Village may need a booster station to get water to higher elevations. The 24.5-acre commercial property and the residential areas to the north of the freeway to be served in Phase III c, are areas at a higher elevation.

As a result of the Water System Master Plan, the Village developed a water ordinance to govern the rules and regulations associated with the water system. Residents and businesses on an individual system will give a percentage of their domestic water rights to the Village when they hook up to the system. Many residents choose to continue using their own wells for outdoor use, and are consequently able to retain some of their water rights. The Village has established and implemented a formula for apportioning water rights. The Environment Department requires a water conservation policy before a public water system is installed.

Surface Water

In the past, the Tijeras Arroyo has supplied some irrigation water to residents of the Village. After I-40 was built the water sources that enabled irrigation were cut off. In areas surrounding the Village, acequia associations are in place to maintain the acequias and protect their existence. Based on information offered from two of the acequia associations, the boundaries of the San Antonio Association extend from just north of I-40 along North NM 14 for approximately one and a half miles; and the Carnuel Association boundaries extend from Public School Road west to the Four Hills Bridge. The acequias are considered tributaries of the Tijeras Arroyo. As they have been maintained for irrigation, they fall under the protection afforded to acequias. Tijeras has no acequia association. The New Mexico State Engineers Office does not maintain maps of the boundaries of acequia associations. Surface water rights flowing through the Tijeras Arroyo have not been adjudicated pursuant to state statute.

The acequia associations are concerned that activities within the Village concerning the Tijeras Arroyo may adversely affect their acequias. The Village of Tijeras has an interest in controlling flooding of streets and homes and preventing unsightly and dangerous dumping of trash into the Arroyo. The Village considers the arroyo a natural resource to be protected, but intends to manage it only to the extent of maintaining the safety and welfare of Village residents.

Wastewater

Existing Facilities: Through the combined efforts of the Village of Tijeras, Bernalillo County, the City of Albuquerque, and Albuquerque Public Schools, a regional wastewater lift station was constructed immediately west of the Village limits. This regional lift station pumps wastewater through a force main from the lift station site to the eastern portion of the City of Albuquerque's wastewater collection system. As part of the original construction of these facilities, gravity sewer lines were constructed east from the lift station to provide sewer service to users along Highway 66 north of the Tijeras Arroyo and to the Albuquerque Public School facilities located south of the Tijeras Arroyo. These initial facilities were constructed and have been operated through a Joint Powers Agreement between the City of Albuquerque, Bernalillo County, and Albuquerque Public Schools. The Village of Tijeras approved this Agreement, but was not actually a party to it.

The Village of Tijeras was allocated 100,000 gallons per day of capacity in the lift station and Force Main project. This allocation is defined in the Joint Powers Agreement. The Joint Powers Agreement further defines ownership, operation and maintenance responsibilities for the facilities. As defined in the JPA, the City of Albuquerque owns, operates and maintains all facilities from the lift station to the connection point at the City's collection system. The County owns, operates and maintains the line along Highway 66, and APS owns, operates and maintains the lines that provide service to the schools. In a subsequent project that was funded by the US Forest Service and the Village of Tijeras, a sewer line was extended from the school property east along the school access road and down Kay Road to provide sewer service to the Ranger Station.

The Village of Tijeras, the City of Albuquerque, Bernalillo County, and APS are currently working on a supplemental Joint Powers Agreement for sewer service in the Village of Tijeras. This supplemental JPA is intended to convey ownership, operation and maintenance responsibilities of all sewer lines, including those within the Village limits, to the City of Albuquerque. In addition, the supplemental JPA identifies the process for requesting and securing sewer service in the East Mountain Area. This process essentially consists of the same process that the City of Albuquerque uses within the City limits for sewer service. In other words, the City of Albuquerque will likely provide sewer service in the Village of Tijeras. This supplemental JPA, which is in draft form currently, includes language that would allow the Village to pursue their own wastewater facilities at some point in the future if deemed appropriate and based on compliance with certain requirements as determined by the parties to the JPA.

Village residents currently do not receive wastewater collection and disposal services from the present system. Some of the residents in the vicinity of the existing sewer lines will be afforded service in the near future, once the various parties execute the supplemental JPA. Due to the variation in terrain within the Village limits, the most appropriate collection technology, or combination of technologies, required to convey wastewater from the residences and businesses to the existing system is not known at this time. A wastewater collection master plan will be required to determine the most appropriate technology for wastewater conveyance to the existing system. Conceptually, the available technologies may include gravity sewer lines, pressure sewer systems and vacuum sewer systems. Gravity sewer lines are generally more expensive to construct initially, but have significantly lower operation and maintenance costs and are more reliable than systems that include mechanical devices. The cost associated with gravity sewer lines may result in some of the wastewater service area being served by pressure sewer systems. These pressure sewer systems have been successfully used in numerous New Mexico communities and consist of a pump station at each home with small diameter pressure sewer lines that can be installed with minimal bury. The lower installation cost of the pressure sewer lines must be compared against the operation and maintenance cost as well as the reduced reliability that stems from the use of mechanical devices in the system.

Storm Drainage

Tijeras Arroyo functions as the natural drainage outfall for the Village and areas upstream. The Tijeras Arroyo is located at the low point of the Village with the terrain rising quickly away from the arroyo. With peaks to the north and south, the arroyo acts as a natural drainage path for storm water run-off generated within the Village. Although the Village of Tijeras has no curb and gutter, the Village and the New Mexico State Highway Department have installed numerous culverts and drainage structures around the area that ensure that runoff is conveyed to the arroyos.

Both the San Antonio Arroyo and the Cedro Arroyo flow into the Tijeras Arroyo. The San Antonio Arroyo encounters the Tijeras Arroyo on the upper, east end of the Village and conveys storm runoff generated from outside the Village on the north side of Interstate 40. The Cedro Arroyo connects with the Tijeras Arroyo immediately west of NM 337 and also carries flows

generated from lands located southeast of the Village boundaries.

High storm runoff within the Village is most likely to occur in the late summer resulting from short and intense thunderstorms. With the two tributary arroyos adding flows to the main Tijeras Arroyo, the Village can experience large quantities of runoff during peak events. According to the FEMA Study, the Tijeras Arroyo can encounter approximately 14,000 cfs during the 100-year storm. (*FEMA, July 6, 1982*). With an increase of development on land outside of the Village of Tijeras, the quantity of runoff could increase.

The extent of control regulations at this point are adopted from the code of Federal Regulations that control building within areas with a high risk of flooding. In spite of storm water problems, a comprehensive storm drainage system is not likely for the Village for a couple of reasons. One is that the subterranean within the Village consists largely of rock that makes excavation for a storm water system difficult. Secondly, there are many modifications that can be explored to improve drainage situations within the Village using the Tijeras Arroyo as a natural drainage source. Additional improvements can be investigated to increase protection for the Village and its surroundings that have to do with site development and road improvements; for example, on-site detention of water, limiting impervious surfaces, constructing adequately sized crossing structures at problem areas.

Land Use

The Village has planning, platting and subdivision jurisdiction within the Village and within three miles of the Village boundary. The Village has zoning jurisdiction within the Village boundary. As the Village is small, it has not needed many development zones. The Village presently has 4 zones, R-2 Rural Residential, with one dwelling unit per 2 acres, R-1 Residential, with one dwelling unit per 1 acre, C-B Commercial, and S-U Special Use. Special use is the designation for Village property such as the fire dept, the Village hall, easements and water facilities; and grandfathered uses.

All land that is zoned commercial is accessed from NM 333, NM 337 and North 14. Expanding the number of zoning designations in the C-B Commercial-Business zones is under consideration by the Village. That effort will commence when the Village reviews the zone code. There have been requests for permits to establish businesses that the Village has not deemed appropriate for the location desired by the applicant or for the scale of the Village. An increase in the number of zone designations will delineate clearly on a zone map where certain land uses can locate. The volume of activity produced by a specific land use, the amount of activity that is conducted outside, rather than inside a building, whether the land use serves a local or a wider population, and its location adjacent to residential land use, are considerations when separating and siting land use. Inherent in these considerations is the desire to protect the character of the Village while fostering a healthy commercial atmosphere appropriate to the size of Tijeras.

As a substantial amount of commercial property is located within or near to the flood plain of the Tijeras Arroyo, the issue of appropriate commercial land use within the Village is particularly relevant. The Village will be looking at regulation that will limit any use that threatens the flood

plane; or, conversely, will be threatened by location within the flood plane. In addition, Village aesthetics, quality of life, light and noise pollution, water availability and quality, as well as other environmental issues will be examined for regulation.

The Village has no plans to increase the amount of property zoned commercial. A finite amount of undeveloped commercial land is available for development. Converting and adapting existing building space rather than construction of a new space may be one significant way to increase viable business within the Village. The largest tract of undeveloped land is the Kennedy property located north of the freeway and west of North 14. The Village will be heavily involved in future decisions for that site. Annexation of new commercial property is desirable and will be considered if it is adjacent to the Village boundaries.

As the east mountain area is comprised of several small communities within close proximity to each other and to the City of Albuquerque, regional planning for commercial development is a good idea. Knowing what goods and services are lacking regionally and working together to encourage commercial development that can supply them can increase business success by eliminating redundancy.

Housing

A survey of housing conditions would be a step toward enabling the Village to apply for federal programs for funding for low income and senior housing. However, the Village of Tijeras does not have a significant quantity of derelict houses within its limits. One home within the Village will be receiving improvements through a Bernalillo County program for seniors.

General Services

Health Care

Residents in the East Mountain Area must travel to Albuquerque to obtain most health services. As that can mean traveling some distance to the nearest clinic, sometimes in inclement weather, residents are very interested in a health care facility. Urgent care, family practice and a pharmacy are services that are most desired.

The Village of Tijeras is interested in promoting the location of a health care facility within the Village limits and some health care providers are interested in locating in the East Mountain Area. However, a facility that serves only one insurance provider will exclude many. Attracting a health care facility that meets the needs of most insurance holders may be a challenge.

Fire Protection

The Village of Tijeras Fire Department is located on the south side in the same building complex as is the Village City Hall and M.V.D.

The Fire Department is in the middle of a five year Equipment Master Plan. Some of the equipment needed has been purchased and some equipment has not been purchased due to either costs or a change of priority. Currently, the Department has four fire-fighting units: engine, tanker, brush truck, and rescue unit. The engine and brush truck are equipped with some of the latest equipment on the market. There is discussion about replacing the tanker unit. Maintenance has been constant on it, and the brakes are failing. A back up engine is also needed. In the event that the primary engine fails, another engine is needed to take its place. The next unit purchased should be a 4 X 4 or an all wheel drive to manage the weather conditions and terrain typical for the East Mountain Area. Another problem facing the Fire Department is that the fire station parking bays are too short for the types of fire fighting apparatus now being built.

All Village of Tijeras fire fighters are volunteers. The Village does pay a stipend for meeting attendance and pays on a per call status. Long-term planning includes consideration for some of the fire fighting staff to be full time. With the addition of Paa-ko, San Pedro Creek, and possibly Campbell Ranch, the increase in population in the East Mountains necessitate an increase for fire fighters. At present there is an automatic Mutual Aid Agreement with Bernalillo County to respond to all calls, even though Bernalillo County has two districts located in the East Mountain Area. District 10 is located at Old 66 and Zamora Road, and District 13 is located at Old 66 and Sedillo Hill. The Bernalillo County Fire Department also responds to all calls within the Village.

As the Village Fire Fighters are all volunteer, there is no manpower from about 6:00 A.M. to 5:00 P.M. Monday through Friday. There have been instances when Bernalillo County Fire Department Districts 10 and 13 are on a call and a second call comes in. With no response from the Village, the next available department is either District 6 on North 14 or District 11 on NM 337, south.

The Fire Department's primary response area is the Village itself. However, with the signed Mutual Aid Agreement, it responds along with Bernalillo County, to calls west to the Albuquerque City limits and east along Interstate 40 to the Bernalillo County/Santa Fe County line. It also responds to areas within approximately one mile north and one mile south of Interstate 40. Whenever requested by Bernalillo County Fire Department, the Fire Department responds to both District 6 on North 14 and District 11 on South 14. Response time when using I-40 is sometimes lengthened because crossing the median is too dangerous, it is necessary to go to an exit, get back on I-40 and head in the other direction.

At the present time, the Fire Department is working to get a lower I.S.O. rating for the Village. The ISO rating is an insurance rating based on number of fulltime firefighters and volunteers, condition and adequacy of equipment, and adequacy of water service. Future improvements and full time fire fighters will improve the rating. For example, generators need to be installed at both well houses and the Fire Department to enable doors to open faster in case of a power outage. This will enable water to be pumped even during prolonged times of power outages.

Libraries

The City of Albuquerque and Bernalillo County have a joint powers agreement to operate libraries in the County. Three Albuquerque/Bernalillo County libraries exist in Bernalillo County. The East Mountain Branch Library is located in Tijeras, and serves all of the East Mountain area. The other two libraries located in the county are in the North Valley and the South Valley. While the Village has no direct responsibility for the operations of the library, they were supportive in the acquisition of the property. The library sits on a tract of land that was part Village owned and part private property.

Every public library in the region has at least four personal computers on the Internet that are available to the public during library hours, plus one for children's educational games. The advantage of the Internet to rural areas such as the East Mountain is much greater access to information, with much less need for building space.

Schools

Tijeras is served by Albuquerque Public Schools, through an Order of Creation as provided through the State Board of Finance and State Board of Education. A. Montoya Elementary School and Roosevelt Middle School are the two APS schools located in Tijeras. High school students travel about six miles from Tijeras to Manzano High School in Albuquerque.

Roosevelt Middle School and A. Montoya Elementary School share bus loading and unloading facilities and a grass field. Many students are bussed from rural areas to the Tijeras schools. Some of the students from the rural areas can travel as much as 20 miles from roads far in the mountains or far into ranchlands. Large buses and traffic commuting through Tijeras on the way to Albuquerque create substantial traffic impacts along NM 333.

Students crossing NM 333 to go to the East Mountain Branch Library and businesses on the north side of the highway encounter daunting traffic during hours of high commuter volume. But stopped commuter traffic may not be as dangerous as one vehicle entering the Village at a highway rate of speed on NM 333, not having yet slowed down.

A. Montoya is on a 10-acre site. The existing building can support a two-story addition. There are plans to construct a new classroom/kindergarten addition. Facilities improvements identified for Roosevelt Middle School include a classroom addition, restroom modifications, and security lighting in the bus zone and stucco repair. APS monitors growth and decline in enrollment on a weekly basis. Board of Education policy allows for shifting boundaries to address changes in enrollment. These boundary adjustments would include adjacent elementary or middle schools. There are no current plans to build additional schools in the east mountain area. In fact, APS has no further water rights for accommodating additional schools sites in the mountain area.

Many East Mountain residents have expressed interest in a new high school located in the East Mountain Area. There is an East Mountain Discussion group that met for a year exploring possibilities for a high school in the East Mountain area. By APS Board of Education policy, a

high school needs a minimum population of 1,500 students. There is a multitude of issues surrounding the viability of a mountain high school, not the least of which is maintaining enrollments large enough to remain competitive in AAA athletics. Manzano High School, with an enrollment of over 2000 students, has developed into a high quality school with new state-of-the-art facilities. Manzano offers outstanding orchestra instruction, quality athletics, science labs and all the supporting programs that are important in an APS high school. At this point in time, the enrollment at Manzano from the East Mountain Area is around 600 students. APS has determined in its APS 2001-2005 Facilities Master plan that there is not a need for building a high school in the East Mountain Area.

A charter high school has been formed and is currently operating out of a prefabricated facility and shared use with the Vista Grande Community Center about ten miles north of Tijeras off North 14. Although the intent of the organizing group is to serve East Mountain students, the school falls under the same open enrollment policies as public schools. It is not a part of the Albuquerque Public School system, but it is required to meet state standards and the APS Board of Education mandate to provide oversight.

District wide, enrollment in APS schools is declining, and is expected to continue to do so through the next five years. Enrollments the three APS schools serving the East Mountain Area are below capacity and projections indicate a decline of about 10% over the next five years – barring any unforeseen major development approvals. The condition of all APS school facilities has improved in the last ten years because of continued property tax approvals. However, district-wide capital costs continue to increase because of residential growth in other areas where schools do not exist. In other words, Tijeras taxpayers are sharing the burden for new schools being built at the far west end of the school district.

Albuquerque Public Schools is an independent governmental entity, separate from the Village of Tijeras, the City of Albuquerque or the State of New Mexico. However, the role of the Village should continue to be one of support for the two local schools. Tijeras can do much to provide a safe environment to and from the schools and is encouraged to support, through positive capital elections, the facility and programmatic needs of the two educational institutions.

PLAN IMPLEMENTATION

Good planning shows business people and entrepreneurs where they can build, and it shows them that the Village is interested in them enough to minimize hassles and conflicts along their way toward development. Good planning includes residents and encourages them to get involved. The next step is to enact the vision. The zoning and subdivision regulations, along with a capital improvements program, will be the regulatory mechanism to help bring the goals and objectives stated in this plan into reality.

Regulating the aesthetics of all new building is another step toward enhancement that the Village will undertake. Regulation will preserve the overall visual aspect of the Village. Buildings that are out of Village scale, obstruct views, or are of a style and theme that is not native to the Village will be discouraged.

Goals and Objectives



Village of Tijeras Municipal Offices

TRANSPORTATION

GOAL: Plan and Maintain safe and efficient circulation of traffic through the Village.

Objectives

Possible Techniques

1. **Exercise maximum control over the commuter traffic on New Mexico State roads through the Village.**
2. **Consider all means available to diminish commuter traffic within the Village.**

- a. Evaluate the needs of the Village concerning commuter traffic on NM 333, NM 333, and I-40.
- b. Coordinate with NMSTHD on signalization, signing, striping, speed limits and traffic flows through the Village.
- c. Encourage consistent speed limits and access control throughout the Village.
- a. Establish a road network that accommodates other means of transportation than the automobile.
- b. Work with NMSHTD to establish or maintain rights-of-way on the roads as they traverse the Village to accommodate non-vehicular traffic, pedestrians and emergency vehicles.
- c. Establish a trail network to increase opportunities for pedestrians to safely get around the Village.
- d. Work with surrounding jurisdictions on establishing "park and rides" that will help to diminish traffic within the Village limits.
- e. Communicate with Village landowners that may have properties appropriate for park and rides.

Objectives

Possible Techniques

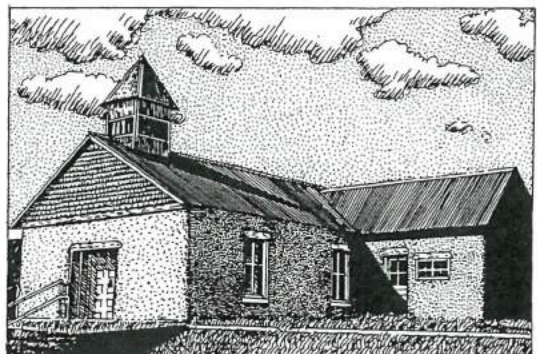
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|---|--|
| | <ul style="list-style-type: none">f. Consider potential locations of park and rides; balance the disadvantage of traffic through the Village against the advantage of capturing commuters for commercial exchange.g. Work with the <u>Middle Rio Grande Council of Governments</u> to establish alternative means of transportation. |
| 3. Maintain an annually updated road inventory and improvement plan. | <ul style="list-style-type: none">a. Develop and maintain a pavement maintenance management plan.b. Coordinate with the NMSHTD, MRGCOG, and consultants on upgrades to the road network. |
| 4. Maintain rural character on State highways and Village roads. | <ul style="list-style-type: none">a. Roadways shall follow existing contours to minimize the extent of cuts and fills.b. Use curbs only where necessary for stormwater management.c. Develop a pavement plan that designates roads to be paved, paved with curb and gutter, or unpaved.d. Wherever possible, use natural materials, or colored and textured concrete, for bridges, culvert crossings and barrier rails.e. Landscape roadways consistent with the natural character of the Village.f. Standardize roadside landscape requirements for new residential and commercial developments. |

Objectives

5. **Implement traffic calming techniques for State roads traversing the Village.**
6. **Make all State roads traversing the Village pedestrian friendly.**

Possible Techniques

- a. Where practical, retain existing trees along roads slated for improvements within the Village, or plant new ones, to give the psychological sensation of speed.
- b. Use raised pedestrian crosswalks, roundabouts, striping improvements, and other established means to slow traffic down.
- a. Use medians and curb bulbs to shorten the distance of roadway that pedestrians must cross.
- b. Use decreased curb radii, raised pedestrian crossings and other means to slow vehicular traffic and separate pedestrians from vehicular traffic.
- c. Coordinate with Albuquerque Public Schools to get a crossing guard and a flashing yellow light where students may be crossing the street to go to school, in particular, in front of Los Vecinos.
- d. Improve conditions to enhance sight distance around the curve on NM 333 between Public School Road and Los Vecinos Community Center.
- e. Work with sheriff's department to post an officer near busy intersections during high volume traffic hours.



ECONOMIC DEVELOPMENT

GOAL: Encourage commercial development identified by the Village as needed and desirable. Limit commercial development to major intersections and arterial highways.

Objectives

Possible Techniques

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|--|---|
| 1. Work with owners of commercial properties to develop desirable commercial enterprises. | a. Inform owners of properties that are zoned commercial and business owners of all meetings and workshops; encourage their input. |
| 2. Recognize NM 333, NM 337, and NM 14 as opportunities to attract commercial development aimed at capture commuters. | a. Determine locations where traffic through the Village can best be captured and concentrate on commercial development in those areas first. |
| 3. Promote an environment conducive to pleasant, accessible commercial development on NM 333, NM 337 and NM 14. | a. Develop site design criteria for commercial properties within the Village that encourages and preserves small town commercial development while enabling easy access.

b. Encourage the placement of parking lots to the side or back of commercial buildings.

c. Employ low speeds and traffic calming techniques to encourage slowing of traffic through the Village, making it easier to stop and shop.

d. Use turnouts, where feasible, for access to local businesses.

e. Develop a sign ordinance that enables identification of businesses while keeping the signs to a small and attractive scale. |

Objectives

- 4. Annex properties with strong commercial potential along arterials.**

- 5. Actively pursue appropriate and needed business, such as a pharmacy and a grocery store.**

Possible Techniques

- a. Keep close contact and communication with owners of commercial properties within platting and planning jurisdiction of the Village; be aware of their needs and desires.
 - b. Keep an eye on the commercial property north of the Kennedy property for possible annexation.
-
- a. Provide incentives to the right businesses to locate in the Village: such as affordable space, desirable location, support of Council and Village residents.

UNINCORPORATED AREAS

GOAL: Planning for the unincorporated areas within the 3-mile planning and platting jurisdiction of the Village limits will be compatible with the Village.

Objectives

Possible Techniques

1. **Development policies shall consider the concerns of residents and commercial property owners within the extra-territorial zoning jurisdiction of the Village.**

- a. Develop and update a map that designates clearly the areas that are within the 3-mile planning and platting jurisdiction of the Village.
- b. Develop recommendations for the exercise of extra-territorial powers of the Village.
- c. Work with the County of Bernalillo and the residents and business owners within the extra-territorial area to ensure their inclusion in planning that affects them.
- d. Gain an understanding of the Village's annexation potential.
- e. Establish an Extra-territorial Planning Commission with representation from the Village, the County and the extra-territorial zone, as provided for in the State Procedure for Extra-territorial Zoning.
- f. Develop standards to be met as a condition to annexation.

2. **The Village shall annex areas for the mutual benefit of the Village and the area to be annexed.**

- a. Work closely with all impacted parties in the process of annexation.
- b. Appoint a representative from the Village extra-territorial zone to be on the planning and zoning commission.
- c. Annex both sides of a street or road whenever possible.

Objectives

3. **Annexation shall balance the potential of tax revenues to be gained against the cost of providing services to the new area.**

Possible Techniques

- d. Address requirements of Village residents for water lines, sewer lines and road improvements within the existing Village limits; in a planned manner and as funds are available, prior to extending such services to newly annexed territories.
- a. Consider requiring applicants for annexation to do a cost/benefit analysis of projected cost of extending services against the anticipated tax gains.
- b. Provide a set of evaluation criteria that can be uniformly applied to all applicants for annexation.

OPEN SPACE AND RECREATION

GOAL: Protect the views of existing National Forest land through sign and building height restrictions; provide access to possible future trails in platting and subdivision regulations. Evaluate land within the Village limits for potential as open space.

Objectives

Possible Techniques

1. Provide future trail access into forestland.

- a. Review all development for potential access to forestland. Use the Subdivision Regulations to accomplish this.
- b. Where the Village and Cibola National Forest boundaries are shared, consider developing gateways, where desirable, with signage to Forest Service lands.
- c. Work with the Forest Service to coordinate the necessary links between the Village and Forest Service land.
- d. Consider annexation of territory between the existing Village boundary and surrounding National Forest boundaries.

2. Protect views of the hills and mountains around Tijeras.

- a. Develop a sign ordinance that will protect the mountain views while still providing adequate information to patrons of local businesses.
- b. Review the height of new structures on a site-by-site basis. As certain locations may tolerate a greater structural height than others, develop and apply performance standards for the height of all structures.
- c. Require the siting of houses built on hills and rises so they do not visually impact the horizon line.

Objectives

3. **Increase designated open space for park and recreation opportunities within the Village limits.**

Possible Techniques

- a. Develop a linear park along the arroyos within the Village limits.
- b. Coordinate with adjacent jurisdictions on developing a common linear park along the Tijeras Arroyo. Consider parkland donations by developers as an option to meet requirement of development fees. Use floodplains for parks.
- c. Assess the right of ways of NM 14, NM 333, and NM 337 for opportunities to add pedestrian walkways along these routes.
- d. Require that roadway improvements within the Village be assessed for pedestrian opportunities.
- e. Stay informed of plans for expansion of bicycle lanes and trails by the City of Albuquerque and Bernalillo County. Keep opportunities open to link to these trails by ensuring ample right-of-way along roadways. Do not vacate abandoned roadways and waterways.

GROUNDWATER

GOAL: Protect the quality and availability of the groundwater.

Objectives

Possible Techniques

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| 1. Continue the water system expansion to serve all residents within the Village boundaries. | <ul style="list-style-type: none">a. Seek funding for future phases.b. Design and construct phased improvements as funding is secured. |
| 2. Implement a fee structure for new water facilities that encourages conservation. | <ul style="list-style-type: none">a. Implement fees for expansion of service.b. Develop a structure that equitably distributes costs between residential and commercial users. Commercial user fees may be based on water meter records or plumbing fixture units. Commercial development fees may be based on water tap size or plumbing fixture units. |
| 3. Encourage hook-up to water whenever it is possible. | <ul style="list-style-type: none">a. Require that all new development be served by the municipal water system where it is available. |
| 4. Develop guidelines that delineate which new sewer and water facilities will be funded by the Village and which developers will fund. | <ul style="list-style-type: none">a. Require that developers fund or contribute to the cost of development of water and sewer facilities. |
| 5. Encourage hook-up to sewer whenever it is possible. Ensure that where sewer is not available, on-site systems are not threatening the groundwater. | <ul style="list-style-type: none">a. If an on-site septic system is the only alternative, educate septic users on proper installation and maintenance.b. Require inspection and monitoring of on-site systems by Bernalillo County and the New Mexico Environment Department.c. Implement the recommendations regarding on-site septic systems in the Groundwater Protection Policy and |

Objectives

Possible Techniques

Action Plan (GPPAP), and the East Mountain Area Plan.

- d. Maintain the existing wellhead protection program and regular testing of wells.

WASTEWATER

GOAL: Provide wastewater collection services to all residents within the Village limits.

Objectives

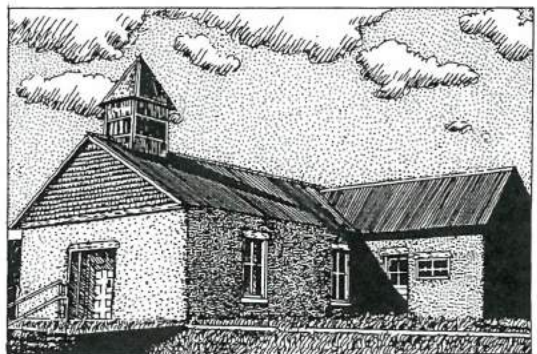
Possible Techniques

1. Define wastewater collection system components required within the Village.

- a. Commission a collection system master plan to define and evaluate alternatives, and recommend required facilities.
- b. Pursue discussions with Bernalillo County and the City of Albuquerque to define wastewater collection requirements outside the Village limits that may affect the facilities required within the Village.

3. Pursue implementation of a wastewater collection system within the Village.

- a. Seek funding for required facilities.
- b. Design and construct collection system improvements as funding is secured.
- c. Consider methods of financial or technical assistance for sanitary sewer hook-up.
- d. Contact the City of Albuquerque and Bernalillo County for information on available funding for residents qualifying under low-income guidelines.



STORM DRAINAGE AND ARROYO PRESERVATION

GOAL: Assure new development and activity does not have a negative impact on the Village. Preserve and protect the arroyos in their natural state.

Objectives

Possible Techniques

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| 1. Develop awareness among the residents about the flood zones. | <ul style="list-style-type: none">a. Overlay flood zones onto the base map.b. Ensure that development does not occur in designated flood zones.c. Educate residents and businesses on the risks of developing in the floodplain. |
| 2. Reduce the risk of damage to property or persons by flooding. | <ul style="list-style-type: none">a. Review all new development, especially within the flood zones for adherence to FEMA standards.b. Construct drainage structures where needed. |
| 3. Consider protective measures for existing structures within the 100-year floodplain. | <ul style="list-style-type: none">a. Where risk of lateral erosion is high, augment sides of channels with Village approved erosion control measures. |
| 4. Reduce runoff from new development. | <ul style="list-style-type: none">a. Discharge from new development shall not exceed existing conditions or adversely affect adjacent and downstream properties.b. Limit impervious surface areas on all new development.c. Require minimum disturbance of natural terrain and vegetation during construction.d. Consider small storm drainage systems for certain areas, if needed. |

Objectives	Possible Techniques
5. Restrict activity within arroyos that compromises their function as a drainage channel.	<ul style="list-style-type: none"> e. Require the retainage of all developed flows. a. Prohibit artificial fill within the arroyo. b. Implement penalties for illegal dumping in the arroyo within Village limits.
6. Preserve arroyos in their natural state and preserve the quality of water that flows into and within the arroyo.	<ul style="list-style-type: none"> a. Prohibit introduction of waste, pollutants or contaminants into arroyos. b. Consider preservation of arroyos as open space. c. Cooperate with neighboring acequia associations in efforts to maintain arroyo water quality. d. Regulate development and uses in the vicinity of the arroyos. e. Prohibit unauthorized alterations to the arroyo in the vicinity.

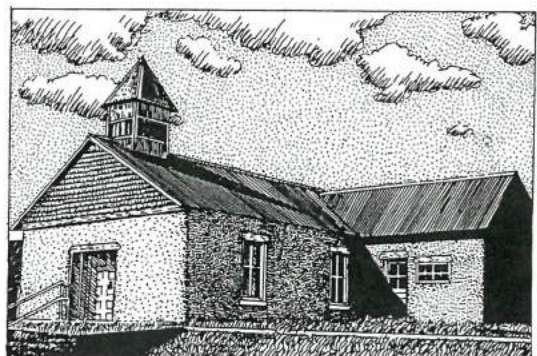
SLOPE CONTROL

GOAL: Preserve natural slopes, minimize slope cuts when they are necessary.

Objectives

Possible Techniques

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|---|---|
| 1. Sites shall be designed to avoid or minimize cutting into natural slopes. | a. Each site shall have a design building envelope that will be located such that slope cuts will be minimal. |
| 2. Earthwork shall be designed to minimize severity of slope cuts. | a. The design for manufactured slopes shall be no greater than 3:1 (33%) slopes. If the terrain is such that exceeding 3:1 grades is unavoidable, erosion control for the slope shall be required. All slope erosion control design must be submitted to the Village of Tijeras for developmental review. |
| 3. Unavoidable slope cuts will not be subject to erosion. | <div>a. In situations where it becomes necessary to cut into existing side slopes, the slope shall be reseeded, stabilized with soil stabilant or other means.</div> <div>b. If concrete retaining walls are necessary, they shall be subject to design review regarding height and aesthetic considerations.</div> |



LAND USE

GOAL: Develop land use controls that clearly communicates the future development goals of the Village, and develop regulation that will be worded to implement those goals.

Objectives

Possible Techniques

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| 1. The Zone Ordinance shall be the tool that aids implementation of the Village Comprehensive Master Plan. | <ul style="list-style-type: none">a. Revise the Zone Ordinance to implement goals and objectives.b. Develop a working land use map of existing conditions and a zone map; track the correlation between the two maps.c. Revise the Zone Ordinance to enable separation of commercial enterprises according to use and intensity. |
| 2. Residential neighborhoods shall be protected from negative impacts that may result from commercial and other non-residential activities. | <ul style="list-style-type: none">a. Require a buffer of commercial properties abutting residential.b. Establish design criteria for commercial development, and review all commercial development coming into the Village.c. Limit the allowable area within a home for home occupations. The zoning board shall review the nature of the occupation to determine its appropriateness within a residential neighborhood. |
| 3. The Village shall be preserved and maintained as a low-density community. | <ul style="list-style-type: none">a. Consider techniques other than large lot size to preserve low density and open space. |

Objectives

Possible Techniques

- 4. The Village shall direct land use policies and zoning toward a rural scale of development.**

- a. Consider aspects of Village form other than land use as subject to rural scale design, such as signs, roads, and building style.
- b. Define what rural characteristics Tijeras finds worth preserving.
- c. Develop site design guidelines within the Zone Ordinance to encourage development that decreases site disturbance such as slope cuts, impervious surfaces and storm water improvements.
- d. Require platting that respects the natural contours of the land and minimizes road and utility length.
- e. Develop building envelope criteria that ensure that steep slopes and wetlands, ridgelines and floodplains are not disturbed.

- 5. Consider residential planned unit development that optimizes open space as governed by the Zoning Ordinance and Subdivision Regulations.**

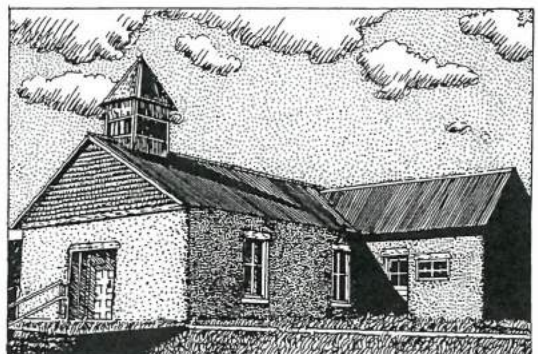
- a. Each planned unit development will be reviewed in its entirety.
- b. Mixed densities are allowed.
- c. The underlying zone density will remain the same.
- d. The designated open space that is set aside within a planned unit development will be restricted from development and further divisions.

Objectives

6. **Enable comprehensive evaluation of prospective new development by the Village.**

Possible Techniques

- a. Update the Subdivision Ordinance.
- b. Identify policies for provision of utility services for new development.
- c. Include provisions in the policies for line extensions that delineate funding responsibilities of the Village for implementation of new water plan facilities and funding responsibilities of the developer to prevent existing ratepayers from paying for utility extensions to new development.



CULTURAL RESOURCES

GOAL: Protect significant archeological and historical resources from vandalism and avoidable adverse impacts of development and tourism. Minimize unavoidable adverse impacts to resources by timely identification and appropriate mitigation strategies.

Objectives

Possible Techniques

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| 1. Identify cultural resources located within the Village and extra-territorial zone. | <ul style="list-style-type: none">a. Implement a phased 100% archaeological survey of the Village.b. Include a survey in initial stages of all public works and large private projects.c. Declare resources a “facility” and create a facility plan for their identification and management.d. Gather oral histories from those in the community who remember the history that make structures and locations significant. |
| 3. Protect and preserve resources located on Village land. | <ul style="list-style-type: none">a. Create a Village cultural resources preservation plan.b. Require a survey for all land slated for open space or other recreational use.c. Create a program for public education and interpretation of selected resources.d. Include persons with archaeological and historical expertise on development review boards. |
| 4. Encourage protection of resources on private land. | <ul style="list-style-type: none">a. Negotiate voluntary compliance on a case-by-case basis. |

Objectives

Possible Techniques

5. **Ensure resource protection in all land use status changes.**

- b. Give public recognition for private preservation efforts via local media, civic awards, etc.
- a. Include a survey and requirements for necessary improvements in approval process for requests for zoning changes and annexations.

GENERAL SERVICES

GOAL: All services necessary to promote the health, safety and welfare of the Village residents will be available.

Objectives

Possible Techniques

1. Pursue the acquisition of a limited health care clinic in the Village.

- a. Explore all funding sources.
- b. Identify potential sites.
- c. Define services most needed.
- d. Communicate an interest in acquiring a clinic within the Village Limits to regional health care providers.
- e. Keep in contact with established interest groups about their continued plans to locate a health care facility within the East Mountain Area.
- f. Work with surrounding jurisdictions to locate a health care facility somewhere within the East Mountain Area.

2. Continue to improve fire service for the Village of Tijeras and other response areas.

- a. Continue to fulfill the five-year Equipment Master Plan.
- b. Improve roads and cul-de-sacs so all buildings are accessible to fire fighting equipment.
- c. Have water available for fire fighting in all areas of the Village.
- d. Coordinate with the County Fire Departments and other surrounding Fire Departments to implement procedures that provide full response for all areas and minimize response time and duplication of response.

Glossary and Bibliography



New Mexico 337, South



GLOSSARY

Building Envelope:

The portion of a lot that has been identified as the most suitable for buildings and ancillary structures. It may be located to exclude site constraints such as wetlands, floodplains, crests of hills, or severe slopes.

Cut and Fill:

Cut is the amount of dirt that must be removed to achieve the grade elevation specified on a grading plan. Fill is the material used to increase the elevation of the surface of the dirt to the contour specified on the grading plan. The dirt removed in cutting is used where fill is required.

Extra-territorial Jurisdiction:

Areas outside of a municipality but usually adjacent to the boundary, over which the municipality may have jurisdiction. Extra-territorial jurisdiction promotes compatible and orderly development of the periphery of a locality.

Floodplain:

Low and generally flat land areas adjoining a body of water that often flood or have the potential to flood.

ISO Rating:

An insurance rating based on the number of fulltime firefighters and volunteers, condition and adequacy of equipment, and adequacy of water service.

Manufactured Slopes:

Slopes that require grading after they have been cut or filled for development.

MRGCOG (Middle Rio Grande Council of Governments)

A Council of Governments is a voluntary association of municipal governments or regional agencies formed to study and discuss area wide problems. Establishing a Council of Governments is often a response to federal requirements that a regional agency review applications for funds for certain types of federal grants. The MRGCOG has a planning area of Bernalillo, Sandoval, Torrance, and Valencia Counties. Among many planning functions, it deals with air and water quality, land use, and transportation. The MRGCOG has completed the Focus 2050 Plan, a long-range vision and strategy for managing growth within the Middle Rio Grande region.

NMSHTD

New Mexico State Highway and Transportation Department

Open Space:

Land that acts as a contrast to the build environment. Included in this definition can be golf courses, cemeteries, parks and playgrounds, bike, equestrian and walking trails, utility rights-of-way or farmlands.

Performance Standard:

A standard designed to meet certain criteria without specifying exactly what must be done to achieve it. For example, a performance standard for building height might say that the building cannot shade surrounding structures or cannot block views. This differs from specification standards that may say a building cannot be over 26 feet. The advantage of performance standards is that it allows flexibility in a situation where one criterion may not fit all scenarios. The advantage of specification standards is that it is easy to apply.

Planned Unit Development:

A development management approach for larger parcels of land to be subdivided, in which home sites may be reduced in size and more closely sited, provided the development density does not exceed that required by the underlying zoning code. In residential planned unit developments, the remainder of the land is preserved as open space and recreational land owned communally by the homeowners.

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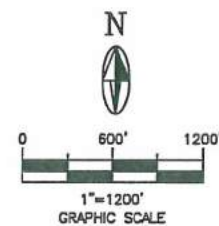
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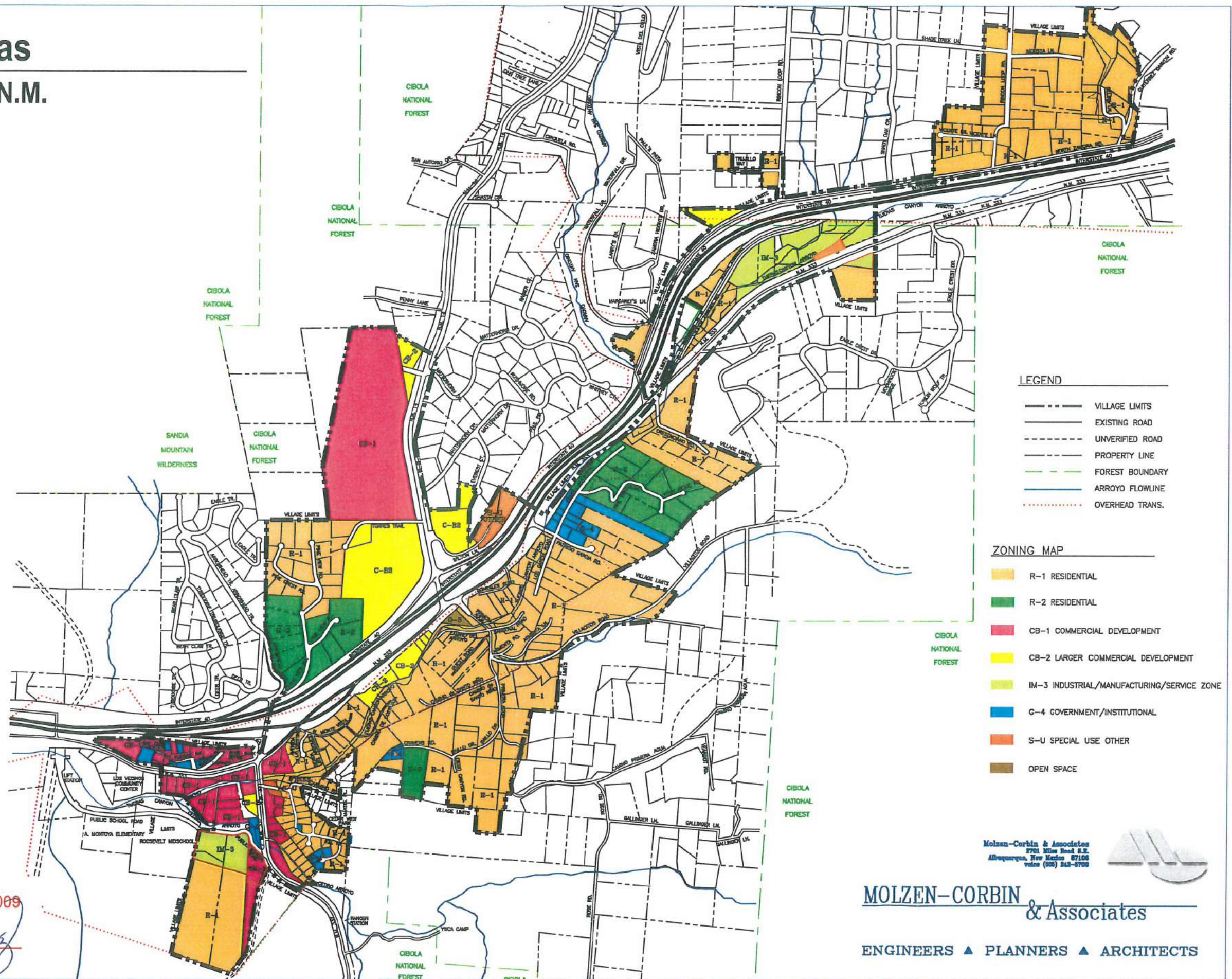
Village of Tijeras

Bernallilo County, N.M.



Approved by the Village of Tijeras
Council on this 15th Day of June, 2009

Gloria J. Chavez
Gloria J. Chavez, Mayor

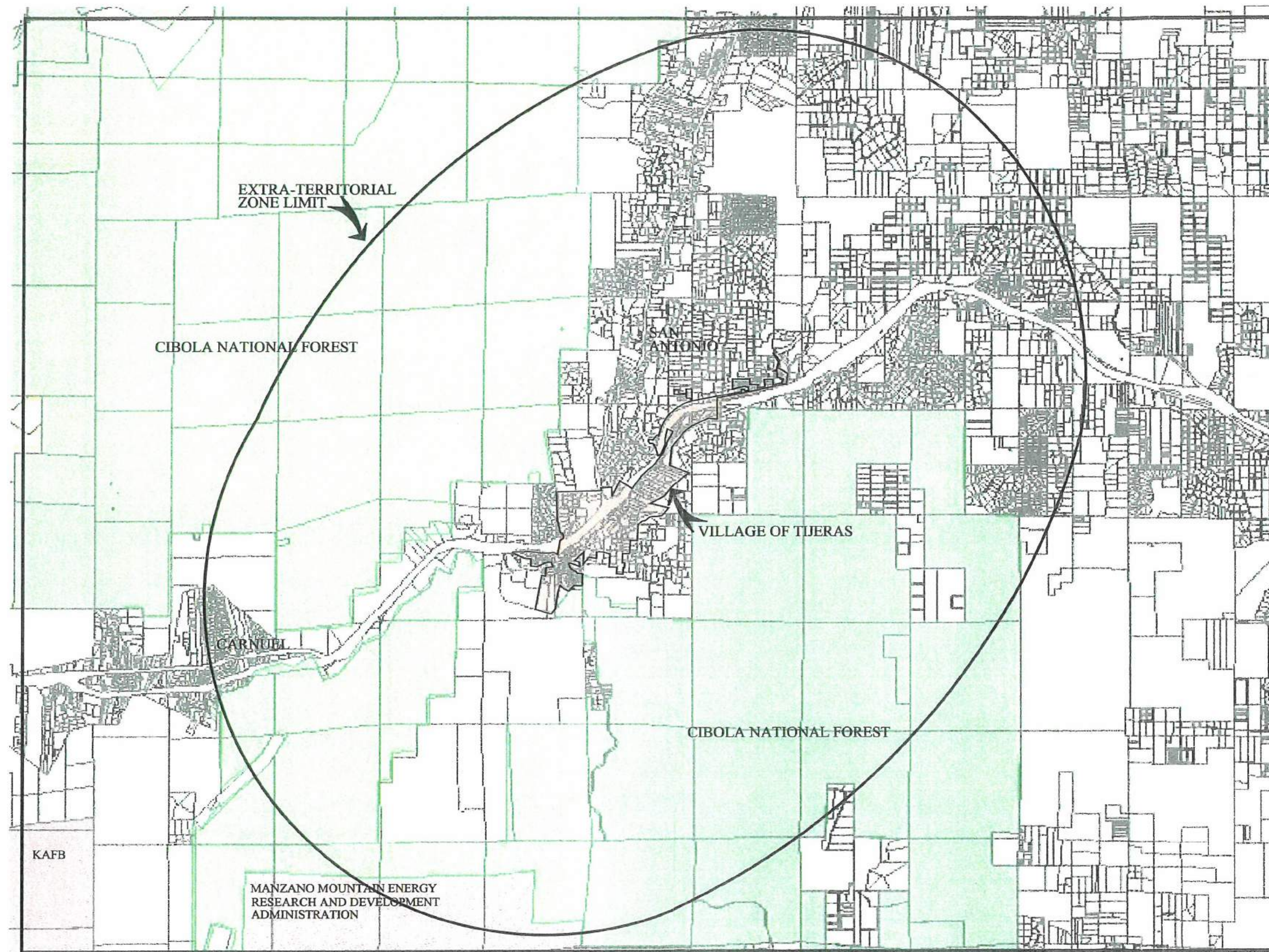


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SCALE: 1" = APPROX. 1 MILE

Note: The Village of Tijeras has no planning, platting and subdivision jurisdiction in National Forest Lands.



VILLAGE OF TIJERAS
COMPREHENSIVE PLAN

FIGURE 2 - EXTRA-TERRITORIAL ZONE



Molzen-Corbin & Associates
8701 Miles Road S.E.
Albuquerque, New Mexico 87108

THIS MAPPING IS NOT BASED ON
BOUNDARY SURVEYS COMPLETED
BY A PROFESSIONAL LAND SURVEYOR.
THE INTENDED USE IS FOR RELATIVE
LOCATION AND GENERAL PLANNING.

EXHIBIT B

RELEVANT STUDIES AND PLANS

1. Village of Tijeras Asset Inventory Map
2. Village of Tijeras Pavement Condition Index, currently being prepared by Molzen Corbin
3. Village of Tijeras Infrastructure Capital Improvement Plan
4. Tijeras Creek Cultural Corridor Plan, currently being prepared by Consensus Planning
5. Upper Tijeras Watershed Based Plan, currently being prepared by Tijeras Creek Watershed Collaborative
6. Albuquerque-Bernalillo County Hazard Mitigation Plan, currently awaiting conditional approval from FEMA